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Wick St Lawrence

O.I.E.O £350,000

- * Extended Semi Detached
- * 3-5 Beds, 1-3 Receptions
- * Southerly Rear Garden
- * Utility Room
- * Downstairs WC
- * Adjacent Driveway



114 High Street, Worle, BS22 6HD

10 The Cornfields, Wick St Lawrence, BS22 9DX

Description

EXTENDED & EXTREMELY FLEXIBLE ACCOMMODATION with this well presented semi situated in a highly sought after location. An impressive rear extension provides '2' additional rooms, as well as a utility room, that could be used as 2 additional bedrooms, offices for home working, hobby space or perhaps a dependent relative. That all important downstairs WC is present here and many will appreciate the benefits of a southerly facing rear garden and adjacent driveway parking. Internal viewing is essential to fully appreciate the whole package here and the sellers have found a property that they wish to purchase.

Accommodation

Entrance

Front entrance door to hall/lobby with opening into the lounge, plus access to the downstairs WC. Radiator. Stairs to first floor. Double glazed window to side aspect.

Downstairs WC

White suite of corner wash hand basin and tiled splash back and low level WC. Radiator. Obscure double glazed window to side.

Lounge 13' 5" x 12' 4" (4.09m x 3.76m) plus under stairs cupboard. Radiator, TV point. Double glazed window to front. Multi pane glazed double doors to

Kitchen/Diner

 15' 7" x 10' 9" (4.75m x 3.27m)

Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splash backs. Inset 1.2 bowl ceramic sink unit. Built-in electric double oven and gas hob with cooker hood over. Integrated dishwasher. Double glazed window to side aspect. Door to

Utility Room

 10' 6" x 5' 2" (3.20m x 1.57m)

Wall and base units, work surface with inset stainless steel sink. Space for washer/dryer. Radiator, laminate flooring. Double glazed door to outside. Door to

Study/Hobby Room

 10' 0" x 7' 0" (3.05m x 2.13m)

Laminate flooring, radiator. Smooth ceiling finish with inset spot lights. Double glazed window and door to rear aspect.

Downstairs Bedroom 4/Reception Room 12' 8" x 9' 0" (3.86m x 2.74m) maximum. Smooth ceiling finish, feature vertical radiator. Double glazed window to rear aspect.

First Floor Landing

Double glazed window to side. Access to loft. Airing cupboard with hot water tank.

Bedroom 1 11' 7" x 9' 0" (3.53m x 2.74m) plus built-in double wardrobe. Double glazed window to front aspect. Radiator.

Bedroom 2 9' 0" x 8' 9" (2.74m x 2.66m) Built-in double wardrobe. Radiator. Double glazed window to rear aspect.

Bedroom 3 9' 11" x 6' 11" (3.02m x 2.11m) Built-in wardrobe. radiator,. Double glazed window to front.

Bathroom

 6' 5" x 5' 5" (1.95m x 1.65m)

White suite of panelled bath with electric shower over. Pedestal wash hand basin and low level WC. Radiator. Obscure double glazed window to rear.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Outside

Open plan front garden laid to grass with shrubs. Driveway at the side providing parking for 2 cars. The rear garden is enclosed and enjoys a southerly facing aspect, laid to grass and plum slate. Garden shed.



Tenure

Freehold, council tax band is 'C'.

The energy rating for this property is 'C'

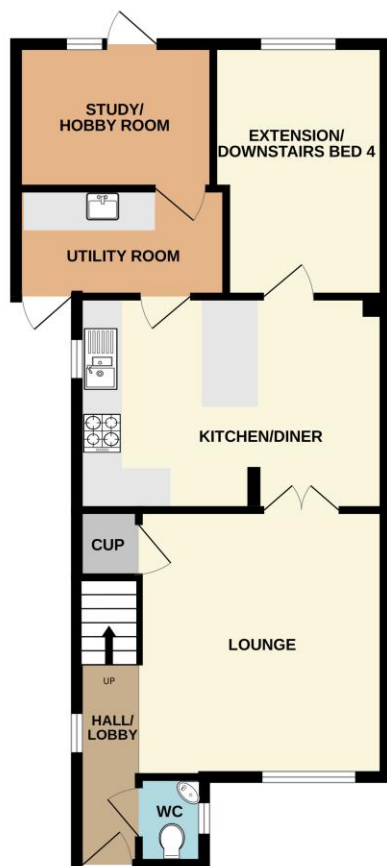
Extended to Rear



Setting



GROUND FLOOR



1ST FLOOR

